



**TOWN OF COLMA
MUNICIPAL CODE**

CHAPTER FIVE: PLANNING, ZONING, USE, DEVELOPMENT OF LAND AND IMPROVEMENTS

Subchapter Three: C Zone

5.03.090 "C" Zone. The following uses may be permitted in the "C" Zone upon issuance of a use permit in accordance with the procedures set forth:

- (a) A commercial establishment;
- (b) A single family dwelling or a multiple dwelling up to six units, provided the proposed residential density does not exceed that specified in the Colma General Plan;
- (c) Residential Planned Development on land identified in the Colma General Plan as suitable for residential uses, provided the proposed residential density does not exceed that specified in the Colma General Plan;
- (d) A light industrial establishment;
- (e) Communications structures;
- (f) Commercial center;
- (g) Retail Merchandising Unit; [Ord. 506, 3/12/97]
- (h) Such other uses which, upon a finding of the City Council, are of a similar nature as the above described uses.

[History: formerly § 5.314; ORD. 234, 3/14/79; ORD. 309, 2/13/85; ORD. 425, 7/10/91;
ORD. 638, 12/14/05]

5.03.290 Restrictions Applicable to "C" Zone.

- (a) All residential use within the "C" Zone shall be subject to the same requirements as is applicable to residential use in the "R" Zone, as set forth in section 5.03.250 above.
- (b) Commercial establishment uses and light industrial uses shall be subject to the following requirements:
 - (1) Area: Each lot shall have a minimum average width of 33-1/3 feet and a depth of not less than 100 feet;
 - (2) Setbacks: The front yard shall have a depth of not less than five (5) feet from property line to front line of the building; the side yards shall not be less than five (5) feet wide; the rear yard shall not be less than five (5) feet deep.
 - (3) Not more than 50 per cent of any building site shall be covered by buildings.

(4) Parking: For each commercial or light industrial use, the user must provide and maintain facilities for parking, loading and unloading. The minimum number of off-street parking spaces (as defined in section 5.01.080) for each use shall be as set forth in the following list. If a building or site is used by more than one user, each unit of the building or site being used by a separate user must comply with the minimum parking requirements herein, even if the use is the same in the different units. The minimum parking requirements are:

- (A) Retail Stores: one (1) parking space for each one hundred (100) square feet of sales floor area, but in no case less than one (1) parking space for each two hundred (200) square feet of gross floor area;
- (B) Banks and Office Buildings: one (1) parking space for each three hundred (300) square feet of floor area;
- (C) Restaurants and Bars: one (1) parking space for each four (4) seats or stools;
- (D) Theaters: one (1) parking space for each (5) seats;

(E) Cardroom: a minimum of one (1) specified truck loading and unloading space for overall service to the cardroom facility, one (1) truck loading and unloading space for vehicles involved in secure money shipment, one (1) standard parking space with wheel stop for each employee in the cardroom shift with the largest number of employees, eight (8) standard parking spaces with wheel stops for each gaming table, and one (1) standard parking space with wheel stops for each four (4) seats or stools in restaurant and bar facilities. All parking shall be designed for self-parking with the exception that up to fifty percent (50%) of the gaming table parking may be valet parking. With respect to valet parking, tandem parking and compact parking space dimensions may be utilized and wheel stops may be eliminated.

(F) Vehicular Repair and Service Uses:

(i) For each building constructed after March 14, 1997, off-street parking spaces shall be provided to meet the following standards:

One (1) off-street parking space for each two hundred (200) square feet of gross building area but, in all cases, a minimum of five (5) regular off-street parking spaces. Off-street parking for service and repair facilities must be designed so that vehicles are not required to back directly onto a public street but are able to turn around and enter the public right-of-way while moving forward.

(ii) For buildings existing on March 14, 1997, the floor area thereof may not be expanded and a change in use may not be permitted unless off-street parking is provided for the expanded or changed areas in accordance with the provisions of section 5.03.290.

(iii) Existing buildings not occupied by a permitted use on March 14, 1997, shall not be utilized for vehicular repair and service uses unless off-street parking is provided in accordance with Section (A) above.

(G) Mixed Office and Warehouse Uses:

(i) For all buildings constructed after March 14, 1997, off-street parking spaces shall be provided to meet the following standards:

(1) One (1) off-street parking space for each three hundred (300) square feet of office space; plus

(2) one (1) off-street parking space for each four hundred (400) square feet of warehouse space in each unit having up to 4,800 square feet of warehouse space; plus

(3) one (1) off-street parking space for each one thousand (1,000) square feet of warehouse space in each unit having in excess of 4,800 square feet but less than 10,000 square feet of warehouse space; plus

(4) one (1) off-street parking space for each two thousand (2,000) square feet of warehouse space in each unit having in excess of 10,000 square feet of warehouse space.

(ii) For buildings existing on March 14, 1997, the floor area thereof may not be expanded and a change in use may not be permitted unless off-street parking for the expanded or changed areas is provided in accordance with the provisions of section 5.03.290.

(H) All other uses: minimum of one (1) parking space for each five (5) regular employees but, in any case, not less than one (1) space for each two thousand (2,000) square feet of floor area, or fraction thereof.

(5) Height: The maximum height of any building shall be forty (40) feet.

(6) Design: The design of any building shall be subject to approval by the City Council which shall consider the height, design and use of such building in relation to the height, design and use of buildings in the surrounding area.

(7) Landscaping: Within the required setback area from streets there shall be maintained on each site only paved parking spaces, paved walks, paved driveways, lawns and landscaping; and the surface of so much of the remainder of each site as is not covered by buildings, by lawns, or by landscaping shall be treated so as to be dust free. The City Council may require, as a condition of the Use Permit, that all or a portion of the setback area be maintained in lawns or landscaping.

(c) *Commercial Centers: A commercial center shall be subject to the following requirements:*

(1) Area: The building site of a commercial center shall be one-half acre or more.

(2) Setbacks: No building shall be located less than twenty (20) feet from any property line to any portion of the building.

(3) Parking: In any commercial center, the minimum amount of off-street parking shall be such that the ratio of parking spaces to gross leasable area in the shopping center shall be five (5) parking spaces as defined in section 5.01.080 for each one thousand (1,000) square feet of gross leasable area, as herein defined:

(A) For the purpose of this section, gross leasable area (GLA) shall mean the total floor area designed for tenant occupancy, including basements,

mezzanines and upper floors. Area is measured from the center line of interior partitions and the outside face of exterior walls. GLA excludes common areas which are not set aside for occupancy and exclusive use of a commercial establishment within the shopping center, such as public toilets, truck and service facilities and malls;

- (B) Exception for gasoline service stations. Gasoline service stations and the area delineated on the shopping center site plan for their use shall have no off-street parking requirements.

(4) Height: The maximum height of any building shall be forty (40) feet.

(5) Design: The design of any building in a commercial center shall be subject to approval of the City Council, which shall consider the height, design and use of such building in relation to the height, design and use of buildings in the surrounding area.

(6) Construction: No building shall have exterior walls constructed other than of tilt-up concrete or equal material, nor shall more than fifty per cent of the area of any building site be covered by buildings.

(7) Landscaping: Within the required setback area from streets there shall be maintained on each site only paved parking spaces, paved walks, paved driveways, lawns and landscaping; and the surface of so much of the remainder of each as is not covered by buildings, by lawns, or by landscaping shall be treated so as to be dust free. The City Council may require, as a condition of the Use Permit, that all or a portion of the setback area be maintained in lawns or landscaping.

(d) Communications structures, including relay towers, antennas and reception dishes, shall be located so as not to be highly visible from any public street and shall be located no closer than 1,000 feet from any Residential District. Such structures shall be no higher than 40 feet from the ground if freestanding and no higher than 15 feet above the roof top if placed on a building.

[History: formerly § 5.332; ORD. 234, 3/14/79; ORD. 319, 5/08/85; ORD. 467, 6/8/94; ORD. 480, 5/10/95; ORD. 505, 2/19/97; ORD. 638, 12/14/05]